

# NOTICE OF MEETING

PROJECT REVIEW COMMITTEE  
of the  
PENINSULA COMMUNITY PLANNING BOARD

**Thursday, December 8, 2016**  
**1:30 PM**

**Loma Riviera Clubhouse,  
3115 Loma Riviera Drive, San Diego**

## AGENDA

### Parliamentary Items-Call to Order

- a. **Approval of Minutes of previous meetings.** October 2016.
- b. **Non Agenda Public Comment.** No time limit.
- c. **Informational Items.**
  1. **3144 Emerson Update.** Informal presentation by Michael Morton and Alfonso Elderete.
  2. **4628 & 4630 Point Loma Avenue.** Condo conversion for two homes on a double lot located in the OB community plan jurisdiction but within 300' of Froude St. Informal presentation by Ryan Hanley.
- d. **Action Items.**
  1. **2322 Etiwanda Street CDP,** Project No. 472766, 2322 Etiwanda Street, Zone RM-1-1. Coastal Development Permit to construct a 1,472 SF dwelling unit to an existing single dwelling unit on a 0.15 acre site. Coastal (non-appealable) overlay zone. Second review. Applicant: Steven Lombardi.

*You may find more information on our **Facebook page: "Peninsula Community Planning Board"**; ...or on the planning board website: **[www.pcpb.net](http://www.pcpb.net)** Committee Chair: Mark Krencik [mkrencik@mkaarchitect.com](mailto:mkrencik@mkaarchitect.com)*